

AGENDA
WILSON COUNTY PLANNING COMMISSION
Friday, October 19, 2018 Meeting
11:00 a.m.

CALL TO ORDER

ADMINISTER OATH

APPROVAL OF MINUTES: September 21, 2018

Old Business:

Application has been submitted by Richard Cardwell to rezone property from (R-1) Rural Residential to (C-2) General Commercial with PUD Overlay the property is located at 2720 McCrary Road referenced by Wilson County Tax Map 137 parcel 16.00 the property contains approximately 13.13 acres. This application was deferred at the June 15, 2018 meeting and deferred indefinitely at the July 20, 2018 to determine if a more suitable road connection could be established. Commission District 13 Sonja Robinson.

New Business: Site Plan and Plats:

- | | | |
|---|------------------------|---------|
| 01.) Site Plan-Sprint South Mt. Juliet cell tower co-location formally Contel Communications
1635 South Mt. Juliet Road
District 16 Commissioner Diane Weathers | 99/3.02
zoned R-1 | 1 lot |
| 02.) Final-Olivia's Bend Subdivision
1706 Mires Road
District 13 Commissioner Sonja Robinson | 120/20.01
zoned R-1 | 8 lots |
| 03.) Sketch-Lacey Reserve Subdivision
2791 South Mt. Juliet Road
District 16 Commissioner Diane Weathers | 99/77.01
zoned R-1 | 98 lots |
| 04.) Prelim.; Charles Ferrell Property
1032 Old Laguardo Road
District 4 Commissioner Chad Bernard | 48/49.00
zoned A-1 | 5 lots |

Plats for affirmation:

Subdv.; Hal Bone Leasing LLC Property Old Rome Pike	42/12.00	2 lots
Combination: Tradewinds Section One Lots 13, 14, 15 Sanford Drive	32G/B/1.00, 2.00, 3.00	1 lot
Rsb.; Gray Oaks Subdivision Lots 37 & 38 Woods Ferry Road	13N/A/37.00, 38.00	2 lots

Amendment to the Wilson County Subdivision Regulations

A RESOLUTION TO ADOPT UPDATED STREET AND ROADWAY CLASSIFICATIONS AND ASSOCIATED RIGHT OF WAY WIDTHS AND PROJECTED ROADWAY DESIGN ACCOMODATIONS INTO THE WILSON COUNTY REGIONAL PLANNING COMMISSION’S ADOPTED SUBDIVISION REGULATIONS

Whereas, the Wilson County Regional Planning Commission recently adopted an updated Comprehensive Plan on April 20, 2018 and

Whereas, an updated Major Thoroughfare plan (Major Transportation Plan) was a part and parcel of this newly adopted document; and

Whereas, Wilson County’s Regional Planning Commission wish to continue providing for harmonious area subdivision development that accommodates, new growth in housing, transportation systems, and other subdivision related forms of development; and

Whereas, the Wilson County Regional Planning Commission seeks to further protect the General Health Welfare, and prosperity of Wilson County via the administration of the Wilson County Regional Planning Commission’s adopted Subdivision Regulations;

Now Therefore be it resolved to undertake the following amendment:

Under Article III- GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN; Section A. Streets; Replace the current Subsection 4, entitled Street Right-of-Way Widths with the Following:

4. Street Classifications per Current Adopted Major Thoroughfare Plan, a listing of affected existing roads (Proposed Future Roads may also be affected) and associated required Right-of-Way Widths.

Interstate Grade Road – ROW needs, and Lane needs determined by State and Federal Authorities as applicable.

Principal Arterial – (Ex: US 70, US 231, Hwy 109, S. Mt. Juliet Road., Hobson Pike).

Projected Road Section 4 lanes with a center turn lane or Boulevard section.
(5 lanes total plus shoulders)

**Standard ROW Requirement at Subdivision of Property 80’
(40’ from center of ROW.)**

ADDITIONAL RIGHT OF WAY DEDICATION MAY BE REQUIRED FOR PROPERTIES ADJACENT TO ROADS CLASSIFIED AS PRINCIPAL ARTERIALS FOR THE ACCOMODATION OR IMPLEMENTATION OF REQUIRED SUB ARTERIAL FRONTAGE ROADS. USE OF EXISTING ROADWAYS CLASSIFIED AS SUB ARTERIAL FRONTAGE ROADS OR FUTURE EXTENSION OF SUCH ROADWAYS ACROSS ADJACENT PROPERTIES WILL BE REQUIRED ON NEW SUBDIVISIONS OF PROPERTY THAT ARE CURRENTLY FRONTING UPON A ROAD CLASSIFIED AS A PRINCIPAL ARTERIAL.

Minor Arterial –

(Ex: Cainsville Road, Carthage Highway, Central Pk. Division Street, Hartsville Pike, Saundersville Road, Sparta Pike)

Projected Road Section 4 lanes with shoulders or 3 lanes with Center turn Lane or Boulevard section (4 lanes total plus shoulders).

Standard ROW Requirement at Subdivision of Property 60' (30' from center of ROW.)

Major Collector-

(EX: Academy Road, Benders Ferry Road, Cairo Bend Road) N. Cairo Bend Road., Chicken Road, Coles Ferry Pike, Couchville Pike, Linwood Road, Nonaville Road, North Green Hill Road, Old Lebanon Dirt Road, Saundersville Ferry Road, Statesville Rd/SR 267, Stewarts Ferry Pike, Trammel Lane/SR265, Trousdale Ferry Pike, Vesta Road)

Projected Road Section 2 lanes with shoulders or 3 lanes with Center Turn Lane or Boulevard section at entrances to major development or major intersections.

(3 lanes Total plus Shoulders at designated points in accordance with Road Commission Policies and Subdivision Regulations; 2 lanes plus shoulders elsewhere.)

Standard ROW Requirement at Subdivision of Property 60' (30' from center of ROW.)

Minor Collector EX.

- Adams LN.
- Beasley's Bend Rd.
- Bell Rd.
- Berea Church Rd.
- Burton Rd.
- Cedar Forest Rd.
- Cedar Grove Rd.
- Double Log Cabin Rd.
- Fellowship Rd.
- Gladeville Rd.
- Greenvale Rd.
- Hamilton Chambers Rd.
- Harkreader Rd.
- Holloway Rd.
- Holmes Gap Rd.
- Horn Springs Rd.

Jug Creek Rd.
Logue Rd.
Leeville Rd.
Liberty Hill Rd.
Lindsley Rd.
Lone Oak Rd.
Mann Rd.
Manners Rd.
Maple Hill Rd.
McCrary Rd.
Mires Rd., Logue Rd.
Murphy Ln.
Needmore Rd.
North Commerce Rd.
North Milton Rd.
Rock Springs Rd.
Rocky Branch Rd.
Rutland SW
Salem Rd.
Sherrilltown Rd.
Shorter Rd.
Simmons Bluff Rd.
South Commerce Rd.
Spain Hill Rd.
Swindell Hollow Rd.
Tater Peeler Rd.
Tracy Rd.
Underwood Rd.
Vanderbilt Rd.
Young Rd.

Projected Road Section 2 lanes with shoulders or 3 lanes with Center turn Lane or Boulevard section at entrances to major development or major intersections.

(3 lanes Total plus Shoulders at designated points in accordance with Road Commission Policies and Subdivision Regulations; 2 lanes plus shoulders elsewhere.) Improvements to lane widths and shoulders may be needed as development occurs. As such, necessary improvements to accommodate a 28-foot road standard along the frontage of any development with additional development entrance improvements that are consistent with Road Commission policies and County Subdivision Regulations.

Standard ROW Requirement at Subdivision of Property 50' (25' from center of ROW. 60' may be required in certain locations to accommodate necessary major

subdivision (as defined in the Wilson County Subdivision Regulations) development entrance improvements that are in keeping with Wilson County Road Commission Policies and Wilson County Subdivision Regulations.

Sub-Arterial Frontage Roads -

(EX: Old Murfreesboro Rd. and future extensions, Old Laguardo Rd. and future extensions, Woods Ferry Rd. and future extensions; Future extensions of these frontage roads or driveways)

USE OF THESE EXISTING ROADWAYS OR FUTURE EXTENSION OF SUCH ROADWAYS ACROSS ADJACENT PROPERTIES WILL BE REQUIRED ON NEW SUBDIVISIONS OF PROPERTY THAT ARE CURRENTLY FRONTING UPON A ROAD CLASSIFIED AS A PRINCIPAL ARTERIAL.

This classification is being used to accommodate ease of movement between adjacent properties along a Principal Arterial route and reduce the need for travel by local traffic on the parallel principal arterial route when undertaking local trips.

Projected Road Section 2 lanes with shoulders or 3 lanes with center turn lane or Boulevard section at entrances to major development or major intersections. 3 lanes Total plus Shoulders at designated points in accordance with Road Commission Policies and Subdivision regulations; 2 lanes plus shoulders elsewhere.) Improvements to lane widths and shoulders may be needed as development occurs. As such, necessary improvements to accommodate a 28-foot road standard along the frontage of any development with additional development entrance improvements that are consistent with Road Commission policies and County Subdivision Regulations.

Standard ROW Requirement at Subdivision of Property 50' (25' from center of ROW. 60' may be required in certain locations to accommodate necessary major subdivision (as defined in the Wilson County Subdivision Regulations) development entrance improvements that are in keeping with Wilson County Road Commission Policies and Wilson County Subdivision Regulations.

This classification intent may also be accommodated by private driveways that connect adjoining properties within and adjacent to particular commercial or residential development. However, either Public ROW dedication 50' width or Public Ingress/Egress/Cross Access Easement dedication of at least 30' width must be made at time of subdivision development to the satisfaction of County development review staff.

Local Standard Roads –

Consists of all County roads that are not otherwise classified on the Major Thoroughfare Plan Map.

Standard ROW requirement – 50' (25' from center of ROW)

Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, September 21, 2018 at 11:40 p.m. in the Conference Room 1 of the Wilson County Courthouse located at 228 East Main Street, Lebanon, Tennessee pursuant to public notice. Those members present were Ashe, Jewell, Jones, Major, Nokes, Ricketts, Thompson and Weathers constituting the entire membership with the exception of Dixon, Hutto and Woods who were absent. Also present was the County Planning Staff.

The minutes of the August 17, 2018 meeting were approved on motion of Weathers second by Major and all voting aye.

Chairman Jones then asked all individuals who desired to make statements before the Commission to stand and raise their right hand. He thereupon, administered the oath to each and every one of the prospective witnesses.

Chairman Jones then took time to recognize the passing of former Chairman of the Planning Commission Vicki Fitzpatrick.

Old Business:

Bass rezoning Parcel 94.02 on Wilson County Tax Map 92 from (A-1) Agricultural to (I-1) Light Industrial located on Murfreesboro Road consisting of approximately 14.95 acres was denied at the City of Lebanon Planning Commission on August 28, 2018, applicant has requested application to be forwarded to the Wilson County Commission for final recommendation. No action required.

New Business:

Rezoning request within the City of Mt. Juliet Planning region. To be presented to the City of Mt. Juliet Regional Planning Commission on Thursday, September 20, 2018.

Application has been made by John Bradford Henderson III to rezone the following property from (R-1) Rural Residential to (LOC) Limited Office Commercial the property is located at 87 Benders Ferry Road and is referenced by Wilson County Tax Map 54 Parcel 35.00 the property contains approximately 0.90 acres.

Application has been made by Paul Crockett representing Gene Jones to rezone property owned by Gerald Dean and Kathy Dean from (A-1) Agricultural to (R-1) Rural Residential the property is located on Murfreesboro Road referenced by Wilson County Tax Map 136 parcel 27.01 the property contains approximately 6.75 acres.

Action: Staff read recommendations. Paul Crockett, Crockett Surveying was present representing the applicant stating the property joined the previously approved Major Landing Subdivision and will become a part of that subdivision. After discussion on motion of Nokes, second by Major, Jones abstains, with all others voting aye, the request received a positive recommendation and will be forwarded to the Wilson County Commission for final recommendation.

Site Plan and Plats:

- 01.) Site Plan-Kwality Korner advertising sign 1 lot
South Mt. Juliet Road 118/1.04
District 16 Commissioner: Diane Weathers zoned C-1
Staff read recommendations stating approval will only be for location of sign, the Board of Zoning Appeals will make the decision on internal lighting. Dan Bledsoe, General Manager, Gladeville Utility District was present stating the waterline is close to the site and Gladeville Utility District will need to be contacted before construction of the sign begins. Mr. Tony Chagani was present as representative of Kwality Korner stating he will make sure he has communication with Gladeville Utility District before starting construction or digging. After further discussion on motion of Weathers, second by Ashe, with all voting aye, the site plan was approved based on staff recommendations.
- 02.) Final-Autumn Creek Phase Four-B 20 lots
Autumn Creek Drive 34/2.02
District 5 Commissioner: Jerry McFarland zoned R-1
Plat meets requirements. Developer of the property Jeff Rowlett was present to answer questions. On motion of Jewell, second by Major, with all voting aye, the plat was approved subject to staff recommendations.
- 03.) Final-Major Landing 32 lots
Murfreesboro Road 136/17.00
District 13 Commissioner: Sonja Robinson zoning R-1
Staff read recommendations stating there will be no additional road connections onto Murfreesboro Road all connections will be through the subdivision. Paul Crockett, Crockett Surveying was present representing the developer stating there will be no problem not building new roads. Dan Bledsoe, General Manager, Gladeville Utility District was present stating no new water lines are needed however all fire hydrants will be at the expense of the developer. On motion of Ashe, second by Thompson, Jones abstains, with all others voting aye, the plat was approved subject to staff recommendations.
- 04.) Prelim; Spenlake Section Two 8 lots
Heron Way 12/2.00
District 4 Commissioner Chad Barnard 8 lots
Plat meets requirements. John Dewall, Dewall and Associates was present representing the developer and to answer any questions. On motion of Weathers, second by Ricketts, with all voting aye, the plat was approved based on staff recommendations.
- 05.) Sketch-Harding Development 23 lots
1021 Lone Oak Road 121/10.10
District 13 Commissioner Sonja Robinson zoned R-1
Staff read recommendations stating the developer will be renaming the subdivision. Ryan Lovelace, Civil Site Design Group was present to answer questions pertaining to the plat. Dan Bledsoe, General Manager, Gladeville Utility District was present affirming they will require a connecting line between the two proposed cul-de-sacs in order to eliminate two dead-end lines. After further discussion on motion of Jewell, second by Weathers, with all voting aye, the plat was approved subject to staff recommendations.

- 06) Rsb.; Donald A. Rogers Property 3 lots
 Belotes Ferry Road 16/32.11
 District 6 Commissioner: Kenny Reich zoned A-1
 Staff read recommendations stating with installation of fire hydrant recommend approval. Paul Crockett, Crockett Surveying was present representing client and to answer questions pertaining to the plat. On motion of Nokes, second by Major, with all voting aye, the plat was approved subject to staff recommendations.

On motion of Weathers second by Ricketts with all voting aye the following plats were affirmed.

- Rsb.; Donald Gentry Property Rsb.; Lots 1 & 2, Logue Road, 99/64.01 & 64.03, 2 lots
 Rsb. Scenic Ridge Phase 2 Lot 33, Gailynn Marie Drive, 110F/A/9.00 & 11/A/58.00, 2 lots
 Rsb. Comer Donnell Property Lot 1, 3911 Bluebird Road, 83/32.01, 2 lots
 Subdv.; Stanley Binion Property, Manners Road, 25/69.04, 1 lot
 Subdv.; Joel & Bobbie Speck, Taylorsville Road, 38/29.00, 1 lot
 Combination.; Greg Dugdale Property Lots 2 & 3, Coon Branch Road, 148/13.07 & 13.08, 1 lot
 Subdv.; Larry Odum Property, Cairo Bend Road, 34/28.03 po, 1 lot
 Subdv.; Frances Graves Maddux Property, Fellowship Road, 138/77.00, 1 lot
 Amd.; Beacon Hills Estates Lot 17, 310 Weeping Elm Road, 99/5.00, 1 lot

Amendments to the Wilson County Zoning Ordinance

- 01.) amending regulations regarding fences and free-standing walls near property boundaries
 Amendment was presented. **After discussion motion made by Weathers, second by Jones, with all voting aye, the amendment received a positive recommendation.**
- 02.) Amending regulations clarifying language for building permits and site plans
 Amendment was presented. **After discussion motion was made by Jones to revise the amendment to add the following language to ensure each applicant is aware of the expiration date of the permit, second by Jewell, with all voting aye, the amendment was approved with revision.**

The following language must be printed on each and every building permit.

This permit expires on _____ signature of applicant
 insert expiration date

Chairman noted the staff recommendations and the discussion had entered in to the decision making of the Commission and directed the staff recommendations to be placed in the minute attachment file. There being no further business to come before the Commission at this time, the same was on motion dually made and seconded, adjourned.

 Randall Hutto, Secretary